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ORDINANCE NO. 2009 -012

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989  
COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO.  
89-17, AS AMENDED; AMENDING THE FUTURE LAND USE  
ATLAS (FLUA); ADOPTING SMALL SCALE AMENDMENT  
**BOYNTON / HAGEN RANCH NE COMMERCIAL (SCA 2009-003);** MODIFYING PAGE 89 BY CHANGING A 7.92 ACRES  
PARCEL OF LAND LOCATED AT THE NORTHEAST CORNER OF  
HAGEN RANCH ROAD AND BOYNTON BEACH BOULEVARD,  
FROM COMMERCIAL LOW OFFICE WITH UNDERLYING MEDIUM  
RESIDENTIAL 5 UNITS PER ACRE (CL-0/5) TO  
COMMERCIAL LOW WITH UNDERLYING MEDIUM RESIDENTIAL  
5 UNITS PER ACRE (CL/5); PROVIDING FOR REPEAL OF  
LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY;  
PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE  
PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

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**WHEREAS**, on August 31, 1989, the Palm Beach County Board of  
County Commissioners adopted the 1989 Comprehensive Plan by Ordinance  
No. 89-17; and

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**WHEREAS**, the Palm Beach County Board of County Commissioners  
amends the 1989 Comprehensive Plan as provided by Chapter 163, Part  
II, Florida Statutes; and

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**WHEREAS**, Section 163.3187(1)(c), Florida Statutes, provides  
comprehensive plan amendments directly related to small scale  
development activity may be made by local governments without regard  
to statutory limits regarding the timing and frequency of plan  
amendments; and

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**WHEREAS**, Section 163.3187(1)(c)4, Florida Statutes, provides  
that small scale development amendments require only one public  
hearing before the governing board which shall be an adoption public  
hearing; and

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**WHEREAS**, a property owner has initiated an amendment to the  
Future Land Use Atlas of the 1989 Comprehensive Plan; and

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**WHEREAS**, the proposed amendment meets the criteria of a small  
scale development amendment per Section 163.3187(1)(c), Florida  
Statutes; and

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**WHEREAS**, the Palm Beach County Local Planning Agency conducted a  
public hearing on March 13, 2009, to review the proposed amendment to  
the Palm Beach County Comprehensive Plan and made recommendations  
regarding the proposed amendment to the Palm Beach County Board of  
County Commissioners pursuant to Chapter 163, Part II, Florida  
Statutes; and

**WHEREAS**, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on May 28, 2009, to review the recommendations of the Local Planning Agency and to consider adoption of the amendments; and

**WHEREAS**, the Palm Beach County Board of County Commissioners has determined that the amendment complies with all requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY  
COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Part I. Amendments to the Future Land Use Atlas of the Land Use  
Element of the 1989 Comprehensive Plan

The following amendment to the Future Land Use Element's Future Land Use Atlas is hereby adopted and is attached to this Ordinance:

A. Future Land Use Atlas page 89 is amended as follows:

**Application No.:** Boynton / Hagen Ranch NE Commercial (SCA  
2009-003)

Amendment: Commercial Low Office with underlying

Medium Residential 5 units per acre  
(CL-0/5) to Commercial Low with underlying  
Medium Residential 5 units per acre (CL-0/5)

**General Location:** Northeast corner of Hagen Ranch Road and Boynton Beach Boulevard.

**Size:** Approximately 7.92 acres;

Condition: None

## Part II. Repeal of Laws in Conflict

All local laws and ordinances applying to the unincorporated area of Palm Beach County in conflict with any provision of this ordinance are hereby repealed to the extent of such conflict.

### Part III. Severability

. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

#### Part IV. Inclusion in the 1989 Comprehensive Plan

1 appropriate word.

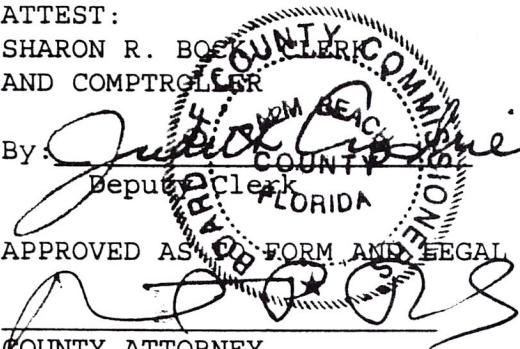
2                   **Part V. Effective Date**

3                   This amendment shall not become effective until 31 days after  
4 adoption. If challenged within 30 days after adoption, this amendment  
5 shall not become effective until the state land planning agency or the  
6 Administration Commission, respectively, issues a final order  
7 determining the amendment is in compliance.

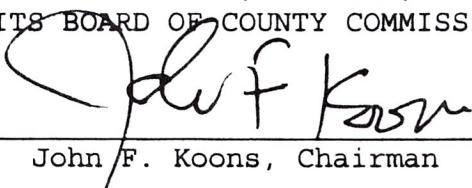
8                   **APPROVED AND ADOPTED** by the Board of County Commissioners of  
9 Palm Beach County, on the 28th day of May, 2009.

10                  ATTEST:

11                  SHARON R. BOEK  
12                  COUNTY CLERK  
13                  AND COMPTROLLER

14                  By:   
15                  Deputy Clerk  
16                  FLORIDA  
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18                  APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
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21                  COUNTY ATTORNEY

22                  PALM BEACH COUNTY, FLORIDA,  
23                  BY ITS BOARD OF COUNTY COMMISSIONERS

24                  By   
25                  John F. Koons, Chairman

26                  Filed with the Department of State on the 4th day  
27                  of June, 2009.

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## EXHIBIT 1

Amendment No.: Boynton / Hagen Ranch NE Commercial (SCA 2009-003)

FLUA Page No.: 89

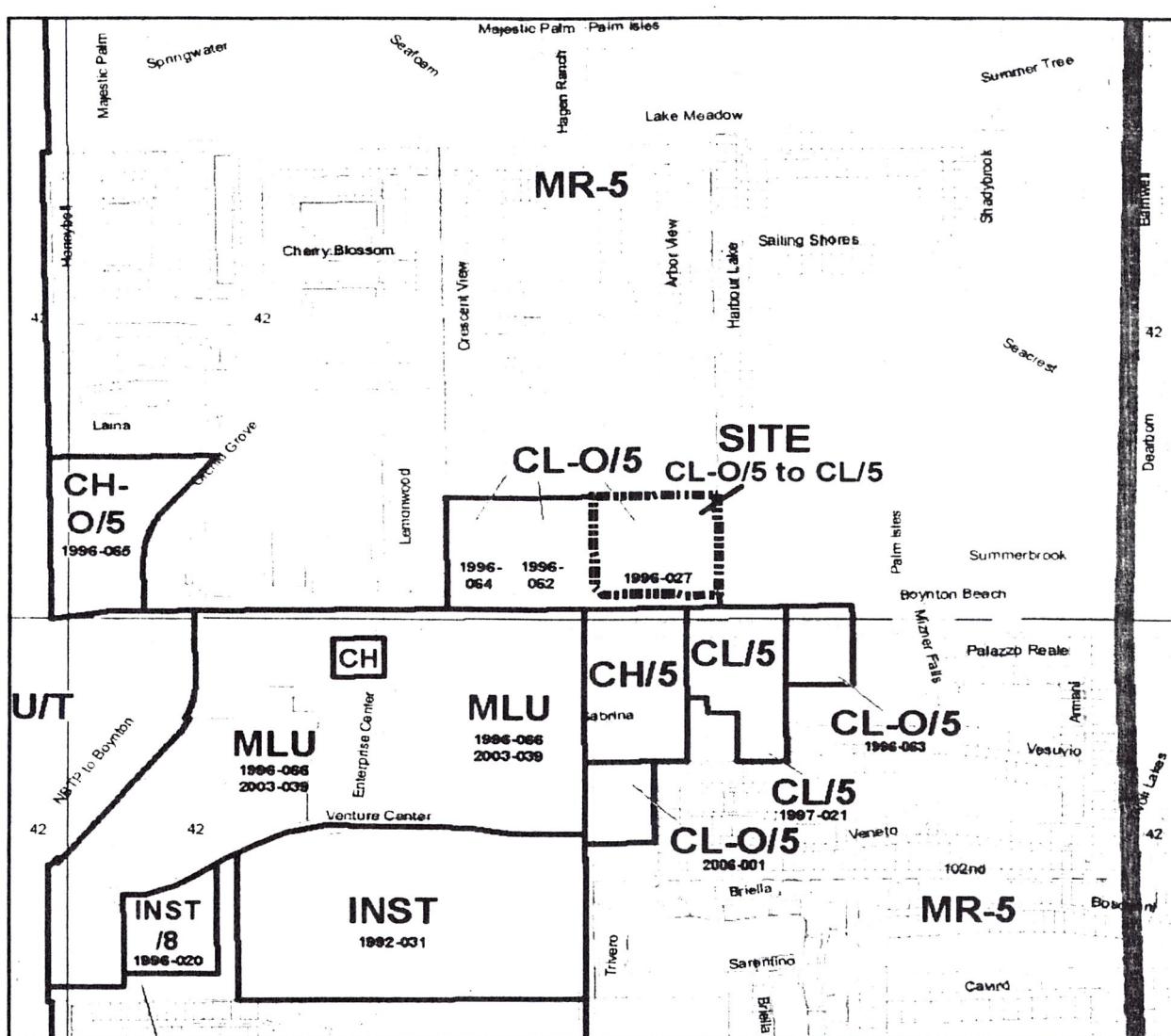
**Amendment:** CL-O/5 to CL/5

**Location:** NE corner of Hagen Ranch Road and Boynton Beach Boulevard

**Size:** 7.92 acres

Property No.: 00-42-43-27-05-049-1030, 00-42-43-27-05-049-1040

Condition: None



## Legal Description

Legal Description:

DESCRIPTION:

TRACTS 103, 104, AND THAT PORTION OF THE 30 FOOT ROAD RIGHT OF WAY LYING WEST OF TRACT 104, BLOCK 49, PALM BEACH FARMS COMPANY PLAT NO. 3, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR BOYNTON BEACH BOULEVARD (STATE ROAD NO. 804), AS DESCRIBED IN OFFICIAL RECORD BOOK 6690, PAGES 1384, AND LESS THAT PORTION OF TRACTS 103 AND 104, DESCRIBED AS FOLLOWS IN PARCELS A AND C.

PARCEL A:

PARCELS OF LAND IN TRACTS 103, 104, AND 105, BLOCK 49 OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "S" OF PALM ISLES, A P.U.D., AS RECORDED IN PLAT BOOK 67, PAGES 116 THRU 127, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ON A GRID BEARING OF S.00 56'17"E., ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT "S", A DISTANCE OF 1.00 FOOT; THENCE S.89 03'17"W., ALONG THE NORTH RIGHT OF WAY LINE OF WEST BOYNTON BEACH BOULEVARD, A DISTANCE OF 174.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89 03'17"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 484.51 FEET TO THE WEST LINE OF SAID TRACT 104; THENCE N.00 56'17"W., ALONG SAID WEST LINE A DISTANCE OF 565.12 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE N.89 03'43"E., ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 31.91 FEET; THENCE S.02 52'10"E., A DISTANCE OF 225.24 FEET TO A LINE OF 39.50 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE OF TRACT 104; THENCE S.00 56'17"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 287.99 FEET; THENCE S.45 56'30"E., A DISTANCE OF 56.57 FEET TO A LINE 12.00 FEET NORTH OF AND PARALLEL WITH THE SAID NORTH RIGHT OF WAY LINE OF WEST BOYNTON BEACH BOULEVARD; THENCE N.89 03'17"E., ALONG SAID PARALLEL LINE A DISTANCE OF 355.74 FEET; THENCE S.77 15'17"E., A DISTANCE OF 50.70 FEET TO THE POINT OF BEGINNING; TOGETHER WITH PARCEL C, DESCRIBED AS FOLLOWS:

PARCEL C:

A STRIP OF LAND 30.00 FEET IN WIDTH FOR ROAD RIGHT OF WAY PURPOSES BEING A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, PALM BEACH COUNTY PUBLIC RECORDS, SITUATE IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE 30.00 FOOT ROAD RIGHT OF WAY LYING BETWEEN TRACTS 104 AND 105 BLOCK 49, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE SOUTH 95.00 FEET THEREOF.

(THE ABOVE DESCRIBED PARCEL C BEING A PART OF THE LAND QUIT CLAIMED TO WILLIAM MAZZONI BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 8746, PAGE 534 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA).

Parcel Control Numbers:

00-42-43-27-05-049-1030  
00-42-43-27-05-049-1040.

STATE OF FLORIDA, COUNTY OF PALM BEACH  
I, SHARON R. BOCK, Clerk & Comptroller, do  
this to be a true and correct copy of the original  
filed in my office on **MAY 28 2009**  
dated at West Palm Beach, FL **6-9-2009**  
By: *Judith C. Coker*  
Deputy Clerk